

TAX FORECLOSURE AUCTIONS

The City generally holds one large tax foreclosure auction each year. In recent years, this auction has been held during the month of October. In addition, there are generally at least two smaller auctions of tax-delinquent properties with potential environmental concerns, in October, in March, and at other times as necessary. Check this web-site, or call 428-6951, for dates of upcoming auctions.

GENERAL INFORMATION

- All types of property are offered. There are no income requirements for buyers.
- The list of properties to be offered at each sale will be posted on this web-site approximately one month before the sale, and published weekly in the Daily Record or City Newspaper during that time. The list can also be obtained at the Real Estate counter in Room 028-B in City Hall. Keep in mind that many of the properties on the list are likely to be removed from the list at the last minute, due to redemption payments. When you arrive on the day of the auction, be sure to check the posted list to see if the properties you are interested in are still available.
- As the City does not own the properties being offered, prospective bidders cannot be shown the interior of the buildings. Bidders must gain their information about the properties from drive-by inspections, City assessment, zoning, and building information, and other sources.
- By offering properties for sale, the City makes no assurance that the properties presently comply with building and zoning codes, or with any other federal, state or local laws or regulations. Purchasers will be subject to all usual enforcement actions by the City for any violations of City codes.

AT THE AUCTION

- The high bidder at the auction must put down an immediate deposit of \$1,000. The payment must be in **CASH, CERTIFIED CHECK, BANK CHECK or ATTORNEY'S CHECK**. Personal or business checks will not be accepted.
- Once you have placed a winning bid on a property and paid your deposit and/or purchase price, you will not have the option to cancel the sale. If you back out of the sale, you will forfeit whatever money you have paid to the City. Be sure you know what property you are bidding on, and be sure that you want that property.
- Auction registration begins one hour prior to the sale. In order to register to bid, you will be required to provide your name, address, phone number, and proof of funds for the deposit. You will be given a bidding paddle with your number on it. In order to make a bid, you will need to raise your paddle high so the auctioneer can see it.
- Listen carefully to announcements made prior to the auction. Updates and corrections to the terms and conditions of sale will be provided to bidders at that time.
- The ringers on cell phones and pagers must be turned off before the auction begins. Any cell phone calls must be taken outside the auction room.
- If you are the winning bidder on a property, the auction facilitator will assign you to a contract writer. After the contract is filled in and signed, you will pay your deposit to the cashier, and get a receipt.

AFTER THE AUCTION

- You must pay the balance of the bid price, plus deed recording fees, within 2 business days of the auction. The payment must be in **CASH, CERTIFIED CHECK, BANK CHECK or ATTORNEY'S CHECK**. Personal or business checks will not be accepted. The payment must be made to the City Treasurer's Office, City Hall Room 100A, not to the Real Estate office.
- Your payment of the purchase price will be held in escrow by the City pending final title review. Within the next few weeks, you will be asked to sign forms necessary for recording the deed. The deed will generally be ready for recording within 2 to 3 months of the sale.
- If you want the deed to be in the name of someone other than yourself, you may assign your bid, in writing. You need to provide the assignment to the City Law Department as soon as possible after the auction.
- You should contact your insurance agent in order to put insurance on the property soon after the sale. You should not wait until the deed is recorded.
- After the auction, you should go to the property to find out if it is occupied or vacant, and to secure the property if it is vacant. However, if the property is occupied, you do not have the right to enter the property, or to collect rent, or to begin eviction proceedings until the deed to you is recorded.

AFTER THE DEED IS RECORDED

- The City will not be able to provide keys to the property. Once the deed is recorded, it will be up to you to gain access.
- If you want to evict a tenant at the property, you must bring legal eviction proceedings. You cannot simply order a tenant to leave the property. We suggest you consult with a lawyer about the eviction process.
- You must allow the former owner and/or tenants of the property to remove their personal property. You do not own the movable furnishings or belongings at the property.
- The tax foreclosure sale eliminates all prior City and County tax bills. You will be responsible for payment of future bills.
- You will be responsible for water charges after you take title to the property. You should make sure the City Water Bureau is able to take a reading of the water meter at the property.
- Most buildings built before 1978 have lead-based paint, which may be a hazard to occupants of the property. You should investigate this issue. The City has a LEAD program, with financial assistance available for homeowners and investors to assess lead risk and correct lead problems. Call the City's Bureau of Housing and Project Development (428-6827) or the Housing Council (546-3700).